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UNITED STATES DISTRICT COURT

CLARK COUNTY, NEVADA

CAPITAL ONE, NATIONAL
ASSOCIATION, a national banking
association,

Plaintiff,

vs.

SFR INVESTMENT POOL 1, LLC, a Nevada
limited liability company; and SOUTHERN
HIGHLANDS COMMUNITY
ASSOCIATION, a Nevada non-profit
corporation

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

CAPITAL ONE, NATIONAL
ASSOCIATION, a national banking
association; and ELIAT BENARON, an
individual,

Counter-Defendant/Cross-Defendants.

Case No. 2:15-cv-01324-KJD-PAL

**ORDER TO STAY PROCEEDINGS
(First Request)**

Plaintiff CAPITAL ONE, NATIONAL ASSOCIATION, Defendants SFR INVESTMENT
POOL 1, LLC, and SOUTHERN HIGHLANDS COMMUNITY ASSOCIATION, by and through
their respective counsel, hereby agree and stipulate as follows:

IT IS HEREBY AGREED AND STIPULATED, that the parties jointly request an Order staying all the proceedings in this case until the Ninth Circuit issues the mandate in *Bourne Valley Court Trust v. Wells Fargo Bank*, Case Number 2:13-cv-649-PMP-NJK.

The parties have good cause for requesting the stay due to the possible effect of resolving the claims or issues in this case before the Ninth Circuit issues the mandate in *Bourne Valley*. The parties believe a stay of the matter to be appropriate to conserve judicial resources. The parties have entered into the agreement in good faith and not for purposes of delay.

IT IS FURTHER AGREED AND STIPULATED that once the stay is lifted, the dispositive motion deadline will be re-set to 30 days from the date of the lift stay, and that Plaintiff shall be permitted to depose SFR's expert witness after the stay is lifted.

Dated this 1st day of September, 2016.

KIM GILBERT EBRON

/s/ Karen L. Hanks
 DIANA CLINE EBRON, ESQ.
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Dated this 1st day of September, 2016.

ALVERSON TAYLOR MORTENSEN

/s/ David J. Rothenberg
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Attorneys for Southern Highlands Community Association

Dated this 1st day of September, 2016.

BALLARD SPAHR, LLP

/s/ Abran Vigil, Esq.
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Dated this 1st day of September, 2016.

ALESSI & KOENIG, LLC

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ORDER

IT IS SO ORDERED.

DATED this 5th day of September, 2016.


UNITED STATES JUDGE

Respectfully submitted:

/s/ Karen L. Hanks

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